



## RECENT APPLICATIONS-

PRECISE PLAN OF DESIGN NO. 06-02- Loma Linda University requesting to demolish two, existing residential structures with an adjoining accessory building in order to construct a new 42,000 square-foot three-story student apartment building with an underground parking garage. The proposed building is designed to house 58 students. The project site is located on the north side of Mound Street and west of Shepardson Drive and is part of an existing Loma Linda University property (21.05-acres) that is developed with other student housing structures, lecture facilities, laboratories and a church.

PRECISE PLAN OF DESIGN NO. 06-05 & TENTATIVE PARCEL MAP NO. 06-02- Applicant, Meridian Property Company is requesting to construct 69,000 square feet of office condominiums in six, individual, and single story buildings on the south side of Barton Road, east of Mountain View Avenue. The proposed project includes the development of land in the Edison Easement as a park space. The project has been deemed complete and is tentatively scheduled for the May 17, 2006 Planning Commission meeting.

GENERAL PLAN AMENDMENT NO 06-01 & SMALL PROJECT APPLICATION No. 06-02- Loma Linda University Adventist Health (LLUHS) is requesting demolition of six residential structures on the east side of San Lucas Street, Prospect Street to the south, San Marcos to the north, and immediately west of the three story parking structure. A 79-space at grade parking lot is proposed utilizing the existing grade. A Certificate of Appropriateness has been recommended for approval by the Historic Commission at their meeting on April 3, 2006. The project is tentatively scheduled for the May 3, 2006 Planning Commission meeting.

TENTATIVE TRACT MAP NO. 17650 & PRECISE PLAN OF DESIGN NO. 06-08- A request to remodel the two houses at the corner of Park Avenue and Curtis Street, demolition of two existing houses and subdivision of existing parcel to create six new lots and single family homes. The proposed project is in compliance with the R-1, Single Family Residence Zone. The project is located in the Redevelopment Project Area and requires a development agreement with the City Redevelopment Agency (RDA). The project is tentatively scheduled for public hearing in June before the Planning Commission.

PRECISE PLAN OF DESIGN NO. 06-04- A request to develop a new two-story, 2,976 square-foot duplex on an existing vacant lot on the north side of University Avenue between San Juan Drive and Evans Street. A previous proposal for a two-story duplex on this parcel was approved on June 22, 2005 with a variance to eradicate the requirement for guest parking due to the deficiencies in the rear set back area. The new applicant is requesting to carry over the prior variance approval as the project footprints have not altered significantly.

DEVELOPMENT CODE AMENDMENT NO. 06-01 & CONDITIONAL USE PERMIT NO. 05-06- Applicant, And Haddad is requesting to construct a new 10-unit -fuel dispenser Arco gasoline station with a 152' X 41' canopy, three underground fuel storage tanks, AM/PM convenience store approx. 3,600 sq ft, automatic self-service carwash approx. 980 sq ft, fast-food restaurant approx. 3,000 sq ft. with drive-thru, two separate retail store buildings approx. 4,480 sq ft and 6,900 sq ft. The project is proposed at the northeast corner of California Street at Barton Road. The project is scheduled for Planning Commission review on April 5, 2006.

TENTATIVE TRACT MAP NO. 17637 and PRECISE PLAN OF DESIGN NO. 05-07 - Alexander Communities is proposing to develop the Loma Linda Golf Center property at 25838 Barton Road into a 142 unit townhouse community. The front portion of the parcel is to be set aside for future commercial development. A Development Agreement between the City and the applicant is needed to address affordable housing requirements. The application is deemed incomplete and the applicant is waiting for the Draft General Plan to be approved and adopted by City Council prior to resubmitting to the City.

CONDITIONAL USE PERMIT (CUP) No. 04-02 - The project is a proposed 4,544 square-foot, two-story professional office/medical building. The project is located at 24774 Redlands Boulevard, which is west of Anderson Street. The project was approved by the Planning Commission at their on November 9, 2005.

GENERAL PLAN AMENDMENT (GPA) NO. 04-07, PRECISE PLAN OF DESIGN NO. 04-15, VARIANCE NO. 05-01 - The project is a proposed 12-unit apartment complex with underground parking in the City's North Central Neighborhood. The project site is located at

10690 Ohio Street adjacent to the north side of the San Timoteo Flood Control Channel. Several structures are proposed for demolition. The project exceeds the proposed density of up to nine dwelling units per acre allowed under the Draft and Existing General Plan Land Use. A General Plan Amendment is required. A Variance is needed to encroach into the front setback for a parking space and lattice structure. The project is located in the Redevelopment Project Area and requires a Development Agreement with the City to assist the City's affordable housing requirements. The project was denied by the Planning Commission at their meeting on October 5, 2005 and scheduled for appeal before the City Council on May 09, 2006.

GENERAL PLAN AMENDMENT (GPA) NO. 06-02 & PRECISE PLAN OF DESIGN NO. 06-06 - The project is a proposed 32 unit, for sale, townhouse community for a 3.4 acre site to the west of the Heritage Garden Health Center at 25271 Barton Road, west of Benton Street.. Two and three bedroom units are proposed with single and two story elevations. Limited recreational amenities are proposed along the main entry driveway. The project has been designed to comply with the Planned Development overlay designation. The project is tentatively scheduled for the May 17, 2006 Planning Commission meeting.

TENTATIVE TRACT MAP 16811 (TT) No. 04-02, GENERAL PLAN AMENDMENT (GP) No. 04-03, ZONE CHANGE (ZC) No. 04-03 & PRECISE PLAN OF DESIGN (PPD) No. 04-04 - The project is a request to subdivide three acres into 30 single-family lots with a central park. The project site is located at the southwest corner of Orange Avenue at New Jersey Street. The minimum lot size is 2,468 square feet and the average lot size is 3,980 square feet. The project requires a General Plan Amendment to change the General Plan designation from Professional Office to Mixed Use and a Zone Change from Administrative Professional (AP), to Planned Community (PC). A Planned Community document for the small lot subdivision proposal would provide the development standards for the project. The project also includes the Precise Plan of Design for the proposed houses, landscaping and site design. A development agreement will be required for the affordable housing requirement. While the project received an indefinite continuance by City Council in January, the appeal is scheduled for public hearing before the City Council on May 09, 2006..

## APPROVED PROJECTS

ZONE CHANGE NO. 06-01, TENTATIVE PARCEL MAP NO. 06-01, CONDITIONAL USE PERMIT NO. 06-01 - Corporation for Better Housing as applicant requesting to change the zoning for an approximately 8.82 acre site from R-3, Multiple Family Residence Zone to Planned Community (PC) Zone, subdivide 27 lots into three parcels for the development of a 106 unit community incorporating a 44 unit apartment complex, 25 attached condominium units, and 37 single family homes. The planned community is gated and will have a Homeowners Association for the condominiums and single family homes. A Disposition and Development Agreement is needed between the Loma Linda Redevelopment Agency (RDA) and the applicant. The project was approved by City Council at their meeting on March 28, 2006.

CONDITIONAL USE PERMIT NO. 05-05 AND VARIANCE NO. 05-09 - Loma Linda Redevelopment Agency (RDA) is proposing three modular houses for three separate lots in the City's North Central Neighborhood. At approximately 1,400 square feet, the three-bedroom, two bathroom homes with a two car garage will be placed on one vacant lot on Court Street and two vacant lots on Lind Avenue. Variance relief is requested for reduced side yard setbacks. The project was approved by Planning Commission on December 7, 2005.

PRECISE PLAN OF DESIGN NO. 05-09 - The Loma Linda University Medical Center is proposing a master planned Centennial Complex on an 18-acre site of the University located north of Stewart Street, south of the Union Pacific Railroad tracks, east of Campus Street, and west of Anderson Street. The proposed Master Plan would be constructed within three (3) phases over a period of approximately 5-10 years and would include: 1) a four-story facility with a 138,000 square foot building including labs, offices, lecture halls, media center, 2) a 157,524 square-foot Learning Center, and 3) a 21,257 square-foot student services building. The Master Plan also includes the construction of a three-story parking structure, resurfacing of the existing parking lot, and construction of a central electrical plant substation at the existing Electrical Yard/House Keeping facility located on the east side of Anderson Street. The project was approved by Planning Commission on December 7, 2005.

PRECISE PLAN OF DESIGN (PPD) NO. 05-06 - A request to demolish the existing Spreen Honda dealership storefront, interior offices, service write-up kiosk and add approximately 26,000 square feet that includes a new showroom and offices, car-wash and detailing building, and a four-bay express lube center located at approximately 1,100 feet east of the centerline of Anderson Street on the north side of Redlands Boulevard (25050 Redlands Boulevard. Planning Commission recommended approval to the City Council on October 5, 2005. City Council approval was granted on November 15, 2005.

TENTATIVE PARCEL MAP 16624 (TT) No. 04-01, GENERAL PLAN AMENDMENT (GP) No. 04-04, ZONE CHANGE (ZC) No. 04-04 & PRECISE PLAN OF DESIGN (PPD) No. 04-09 - The project is a request to subdivide approximately 1.5 acres into a 13 unit townhouse project with a recreational component. The project site is located at the south end of San Juan and San Mateo Streets, north of Barton Road. The request includes the demolition of six existing rental units. The project requires a General Plan Amendment to change the General Plan designation from High Density to Medium Density Residential and a zone change from Duplex (R2), to

Planned Community (PC). A Planned Community document for the townhouse subdivision proposal would provide the development standards for the project. The project also includes the Precise Plan of Design for the proposed townhouses, landscaping and site design. A development agreement will be required for the affordable housing requirement. The item was approved by Planning Commission at their meeting on May 4, 2005 and by City Council on June 12, 2005.

ZONE CHANGE (ZC) 03-02, GENERAL PLAN AMENDMENT (GPA) NO. 03-02, TENTATIVE TRACT MAP (TTM) NO. 15738, ZONE CHANGE (ZC) 03-02, AND PRECISE PLAN OF DESIGN (PPD) NO. 04-08 - The project is a request to subdivide approximately 2.5 acres into 16 single family residential lots. The project is adjacent to the San Timoteo Channel and can be accessed off of Lilac and Lane Streets in the North Central Neighborhood. The proposal includes a General Plan Amendment, Zone Change, and Tentative Tract Map. The project also includes the Precise Plan of Design for the houses, landscaping and site design. The project can provide aviary sanctuary areas near the channel. The project includes a Planned Community (PC) document to replace the zoning and development standards. The project will include a Development Agreement for the affordable housing requirement. The project was approved at the April 6<sup>th</sup> Planning Commission meeting and is now scheduled for review by the City Council on May 10, 2005. Grading plans and workings have been submitted for structural plan check to the Building Division and Public Works Department. The project was recently sold to a new buyer who will develop the approved project.

PRECISE PLAN OF DESIGN (PPD) NO. 03-03 - This proposal is part of a larger phased development project for the LLUMC East Campus. This phase of the project includes modification of an existing parking lot, entrance drive and other existing vacant and unimproved portions of the LLUMC-East Campus. Modifications to include a new entrance drive from Loma Linda Drive, a new community park, closure to some existing driveways along Barton frontage road, new parking improvements, and associated landscaping at the Southwest corner Barton Road and Benton Street. The project is located at 11406 Loma Linda Drive. Planning Commission approval was received on January 14, 2004.

CONDITIONAL USE PERMIT (CUP) NO. 02-04 - The project consists of a 15,081 square foot drug store with drive thru pharmacy and a 5,400 square foot retail building on a 2.63 acre site, located at the northeast corner of Redlands Boulevard and Mt. View Avenue. City council approved the project on appeal from the Planning Commission in November 2002. A second, one-year extension of time is scheduled for City Council review on April 18, 2006.

CONDITIONAL USE PERMIT (CUP) No. 02-05 - Montecito Mortuary plans to expand an existing mortuary use and to create cemetery burial areas, re-arrange on-site parking, add a roadway, landscaping and special features (including a buffer area on the east side in proximity to existing and future residential neighborhoods). The 5.75-acre project site is located at the southeast corner of Barton Road and Waterman Avenue in the R-1, Single Residence Zone.

## CURRENTLY UNDER CONSTRUCTION

TENTATIVE TRACT MAP (TTM) NO. 16650, ZONE CHANGE (ZC) 03-03 and PRECISE PLAN OF DESIGN 04-07 (TriMark Pacific Homes- Monarch Cove) - Tract 16650 is a residential subdivision of 9 acres to construct 36 single family residences. The proposal includes a Tentative Tract Map and Zone Change from Agriculture (A-1) to Residential (R-1). The project is at the southeast corner of George Street and Bryn Mawr Avenue in the southeast portion of the City. The item was approved by the Planning Commission at their meeting on October 6, 2004 and by City Council at their meeting on November 9, 2004. Phase I and II are now underway with a sales information office now open on-site.

TENTATIVE TRACT MAP 16730 (TT) No. 04-01, GENERAL PLAN AMENDMENT (GP) No. 04-01, ZONE CHANGE (ZC) No. 04-01 & PRECISE PLAN OF DESIGN (PPD) No. 04-03 (American Pacific Homes- Mission Creek) - The project includes the subdivision of 37.59 acres into 227 single-family small lots with approximately 5 acres of parks and open space. The project site is located on the south side of Mission Road between California Street and Van Leuven Street. The minimum lot size is 2,800 square feet and the average lot size is 3,651 square feet. The project requires a General Plan Amendment to change the General Plan designation from Mobile Home Subdivision to Mixed Use. The project area now zoned Planned Community (PC). The project includes a Planned Community Document, which will provide the development standards for the project. The project includes the Precise Plan of Design for the houses, landscaping and site design. A development agreement will be required for the affordable housing requirement. The project was approved at the July 7, 2004 Planning Commission meeting. The map was reviewed and approved by the City Council on September 28, 2004. KB Homes had the sales model grand opening on April 5, 2006..

PRECISE PLAN OF DESIGN (PPD) NO. 04-05 (Richmond American Homes- Park Lane) - This project was approved by the Planning Commission at their meeting on August 4, 2004, for 51 single-family homes and park space on an approximately 11 acre site at the northeast corner of Whittier Avenue at First Street. The project applicant is Richmond American Homes. The project is related to Tract Map No. 15422, which was approved by the City Council on November 12, 2002. The sales office and model homes opened in September, 2005.

PRECISE PLAN OF DESIGN (PPD) NO. 04-06 (Richmond American Homes- Shady Lane) - This project was approved by the Planning Commission at their meeting on August 4, 2004, for 50 single family homes on a 6.9 acre site with 32,172 square feet of community open space on the south side of Newport Avenue east of the Postal Annex and west of the Bryn Mawr Post Office. The project applicant is Richmond American Homes. The project is related to Tract Map No. 16382, which was approved by the City Council on October 28, 2003. The project is near sell out with three remaining homes being framed.

TENTATIVE TRACT MAP 16323 (TT) No. 03-05, ZONE CHANGE (ZC) No. 03-06, PRECISE PLAN OF DESIGN (PPD) NO. 04-10 (American Pacific Homes- Mission Lane) -- The project includes the subdivision of 15 acres into 70 single-family small lots. The project includes a zone change to change the zoning from Single Family (R-1) and Multi-Family (R-3) to Planned Community (PC). The project includes a Planned Community Document to replace the standard zoning and development standards. A development agreement is required for the affordable housing requirement. The project site is located on the south side of Mission Road and Van Leuven Street, east of Pepper Avenue and west of the Edison Easement. The project was approved at the June 2, 2004 Planning Commission meeting. The map was reviewed and approved by the City Council on July 26, 2004. Planning Commission approval of the Precise Plan of Design was granted on November 17, 2004. A sales office and models opened in September, 2005.

PRECISE PLAN of DESIGN (PPD 03-01) (Barton Vineyard) - AGS Spanos Corporation of Riverside is constructing a 296 unit apartment complex on a 17.5 acre site located just beyond the northeast corner of Barton at California Street. A separate component of the project area includes a 5.5 acre commercial zoned site. The application includes the previously mentioned Precise Plan of Design, Tentative Parcel Map, General Plan Amendment and Zone Change. The project was approved at the June 25, 2003 Planning Commission meeting.

PRECISE PLAN of DESIGN (PPD 03-02) (related to Tract Map No. 16341- Mission Trails) - Ryland Homes is constructing a housing tract on the 40 acre parcel on the south side of Mission Road, east of the Edison easement. The project was approved for 196 houses at the November 5, 2003 Planning Commission meeting. The models are open and occupancy began in August, 2004. The final phases are currently underway. The project is called Sandalwood and Heatherwood at Mission Trails.

